105.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	763,100 / 763,100
					USE VALUE:	763,100 / 763,100
					ASSESSED:	763,100 / 763,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		ARROWHEAD LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWEENEY JOHN H III ETAL/ TRUSTEE
Owner 2:	JOHN H SWEENEY III REVOCABLE
Owner 3:	TRUST
Street 1:	10 ARROWHEAD LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SWEENEY JOHN III -
Owner 2:	-
Street 1:	10 ARROWHEAD LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,680 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Wood Shingle Exterior and 2090 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9680.000	265,800		497,300	763,100
Total Card	0.222	265,800		497,300	763,100
Total Parcel	0.222	265,800		497,300	763,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.12 | /Parcel: 365.1

Legal Description

User Acct 67554

GIS Ref

GIS Ref

Insp Date 09/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 105.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	265,700	0	9,680.	497,300	763,000	763,000	Year End Roll	12/18/2019
2019	101	FV	216,500	0	9,680.	497,300	713,800	713,800	Year End Roll	1/3/2019
2018	101	FV	216,500	0	9,680.	426,200	642,700	642,700	Year End Roll	12/20/2017
2017	101	FV	216,500	0	9,680.	397,800	614,300	614,300	Year End Roll	1/3/2017
2016	101	FV	216,500	0	9,680.	341,000	557,500	557,500	Year End	1/4/2016
2015	101	FV	215,500	0	9,680.	305,500	521,000	521,000	Year End Roll	12/11/2014
2014	101	FV	215,500	0	9,680.	282,700	498,200	498,200	Year End Roll	12/16/2013
2013	101	FV	215,500	0	9,680.	269,600	485,100	485,100		12/13/2012

!8333!

PRINT

Date	Time
12/10/20	22:54:39

LAST REV

Date	Time
10/08/20	14:08:58
mmcmakin	
8333	

USER DEFINED

Prior Id # 1:	67554
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWEENEY JOHN II	1562-103	1	9/10/2020	Convenience	99	No	No		also filed 75582:344
	21193-450		5/1/1991		225,000	No	No		Nancy Sweeney dod 7/17/2013

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/1994	604		31,000					10X30 ADD TO HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	BS	Barbara S
2/19/2009	Meas/Inspect	163	PATRIOT
11/19/1999	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
10/27/1999	Measured	263	PATRIOT
10/19/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9680		Sq. Ft.	Site		0	70.	0.73	4									497,277						497,300	

Total AC/HA: 0.22222 | Total SF/SM: 9680 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 497,277 | Spl Credit | Total: 497,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.23988760
Const Adj.:	1.01001859
Adj $ / SQ:	118.969
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385188
Depreciation:	119408
Depreciated Total:	265779

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

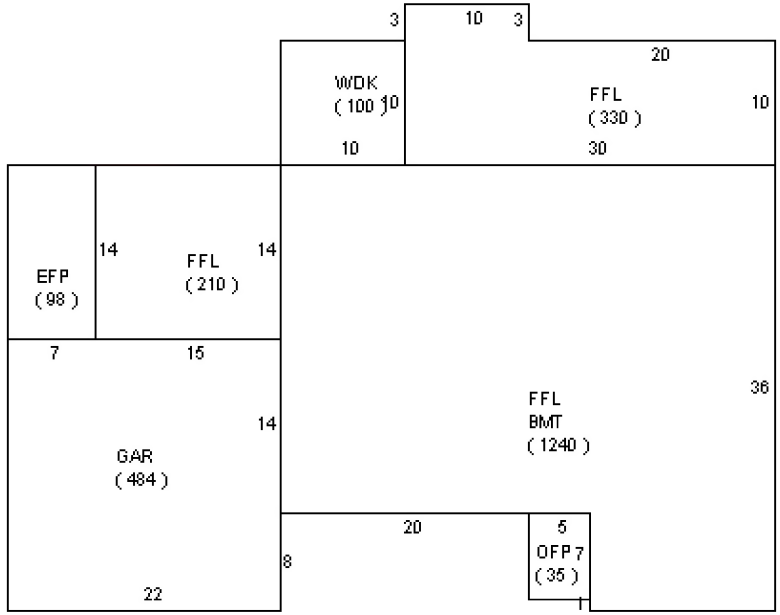
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,780	118.970	211,766
BMT	Basement	1,240	41.490	51,448
GAR	Garage	484	20.370	9,858
WDK	Deck	100	16.160	1,616
EFP	Enclos Porch	98	55.560	5,445
OFP	Open Porch	35	44.440	1,555

Net Sketched Area:	3,737			Total:	281,688
Size Ad	1780	Gross Are	3737	FinArea	2090

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	118.97
Special Features:	0	Val/Su Net:	71.13
Final Total:	265800	Val/Su SzAd	149.33

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

105.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	